THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100013000 DEEDWARR
Recvd: 03/04/10 12:35 1 pgs
Fees:13.00 Taxes:847.30
20100304-0016663

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregory P. Simmons and Connie J. Simmons 2409 Rollett Court Nashville, TN 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	172-15-A-25O CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES D. CRAIG AND WIFE, NANCY E. CRAIG**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **GREGORY P. SIMMONS AND CONNIE J. SIMMONS**, hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 257, On the Plan of Holt Woods, Section Thirteen, of record in Plat Book 9700, pages 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley L. Wells and wife, Lynn C. Wells by deed from Claridge Builders Co., LLC of record in Book 11127, page 735, filed on 09-25-98, and further conveyed to James D. Craig and wife, Nancy E. Craig by deed from Bradley L. Wells and wife, Lynn C. Wells of record in Instrument No. 20080317-0026500, filed on 03-17-08, said Register's Office.

This is improved property known as **2409 Rollett Court, Nashville, Tennessee 37211**.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **2nd** day of **March, 2010**:

James D. Craig

Nancy E. Craig

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES D. CRAIG AND WIFE, NANCY E. CRAIG**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 2nd day of March, 2010:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 11/29/2010

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $229,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2010:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 11/29/2010